


THIS IS A TWO-SIDED DOCUMENT

 <p>P.O. Box 99, 1133 NYS Route 86 Ray Brook, New York 12977 Tel: (518) 891-4050 www.apa.ny.gov</p>	<p>APA Permit 2025-0206</p>
<p>In the Matter of the Application of</p> <p>841 ATATEKA DRIVE, LLC Permittee</p> <p>for a permit pursuant to § 809 of the Adirondack Park Agency Act and 9 NYCRR Part 578</p>	<p>Date Issued: November 12, 2025</p> <p>To the County Clerk: Please index this permit in the grantor index under the following name(s): 1. 841 Atateka Drive, LLC</p>

SUMMARY AND AUTHORIZATION

This permit authorizes installation of a dock in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map in the Town of Chester, Warren County.

This authorization shall expire unless recorded in the Warren County Clerk's Office within 60 days of issuance of a signed and notarized permit. The signed and notarized permit shall be recorded in the names of all persons listed above and in the names of all owners of record of any portion of the project site on the recordation date.

The project shall not be undertaken or continued unless the project authorized herein is in existence within five years of the date the permit is recorded in the Warren County Clerk's Office. The Agency will consider the project in existence when the authorized dock has been installed.

The project shall be undertaken in compliance with all conditions stated herein. Failure to comply with this permit is a violation and may subject the permittee, successors, and assigns to civil penalties and other legal proceedings.

This permit does not convey any right to trespass upon the lands or interfere with the riparian rights of others in order to undertake the authorized project, nor does it authorize the impairment of any easement, right, title or interest in real or personal property.

Nothing contained in this permit shall be construed to satisfy any legal obligations of the permittee to comply with all applicable laws and regulations or to obtain any governmental approval or permit from any entity other than the Agency, whether federal, State, regional, or local.

PROJECT SITE

The project site is a 0.97±-acre parcel of land located on Atateka Drive in the Town of Chester, Warren County, in an area classified Moderate Intensity Use on the Adirondack Park Land Use and Development Plan Map. The site is identified as Tax Map Section 120.7, Block 1, Parcel 4, and is described in a deed from Matthew Liddle, Christopher Liddle, and Sara L. Holloway to 841 Atateka Drive, LLC, dated August 30, 2020, and recorded October 26, 2020 in the Warren County Clerk's Office under Instrument Number 2020-525812.

The project site contains shoreline on Friends Lake and contains deepwater marsh wetlands with a value rating of "3". The project site is improved by a pre-existing single family dwelling, and a pre-existing cottage with an attached deck located within the 50-foot shoreline setback of Friends Lake. A 40-foot-long by 6-foot-wide removable dock located in deepwater marsh wetlands has historically been installed on the project site with access from the cottage deck.

PROJECT DESCRIPTION

The project as conditionally approved herein involves moving the existing 40-foot-long by 6-foot-wide dock to a new location 12± feet along the shoreline in wetlands.

The project is shown on the following maps and plans (Project Plans):

- A map titled "841 Atateka Drive, Tax Map #120.7-1-4," prepared by Matthew Liddle, and received by the Agency on September 2, 2025 (Site Plan); and
- Two pages of drawings titled "Building Plan – 841 Atateka," prepared by Matthew Liddle, and received by the Agency on September 2, 2025 (Building Plan).

A reduced-scale copy of the Project Plans is attached as a part of this permit for reference.

AGENCY JURISDICTION

Pursuant to Section 809(2)(a) of the Adirondack Park Agency Act and Adirondack Park Agency regulations at 9 NYCRR Part 578, a permit is required from the Adirondack Park Agency prior to any deposit of fill in a wetland in the Adirondack Park.

CONDITIONS

THE PROJECT IS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The project shall not be undertaken until this permit has been recorded in the Warren County Clerk's Office.
2. This permit is binding on the permittee, all present and future owners or lessees of the project site, and all persons undertaking all or a portion of the project, for as long as the dock remains on the site. Copies of this permit and Project Plans shall be furnished by the permittee to all subsequent owners or lessees of the project site prior to sale or lease, and by the permittee and/or any subsequent owner or lessee to all persons undertaking any development activities authorized herein.

3. In addition to complying with all terms and conditions of this permit, all future activities on the project site shall be undertaken in compliance with the requirements of New York State's Adirondack Park Agency Act, Freshwater Wetlands Act, and the Adirondack Park Agency's implementing regulations [9 NYCRR §§ 570-588].
4. All deeds conveying all or a portion of the lands subject to this permit shall contain references to this permit as follows: "The lands conveyed are subject to Adirondack Park Agency Permit 2025-0206, issued November 12, 2025, the conditions of which are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."
5. This permit authorizes the re-location of the existing dock as depicted on the Site Plan. Any change to the location, dimensions, or other aspect of the dock shall require prior written Agency authorization.
6. Prior to undertaking construction of any additional dock or boathouse on the project site, written authorization of plans for the structure, including all attached docks, walkways, and attached upland structures shall be obtained from the Agency.
7. When brought from off-site, all equipment, including but not limited to trucks, excavators, tractors, etc., and hand excavation tools such as shovels, rakes, and picks, to be used on the project site shall be clean and free of soil, mud, or other similar material. If washed on the project site, equipment shall be washed in one location to prevent the distribution of propagules among different wash sites.
8. Except for as authorized herein, the undertaking of any activity involving wetlands shall require a new or amended permit.

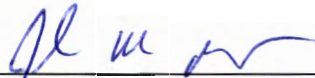
CONCLUSIONS OF LAW

The Agency has considered all statutory and regulatory criteria for project approval set forth in the Adirondack Park Agency Act, the Freshwater Wetlands Act and 9 NYCRR Part 578, and 9 NYCRR Part 574. The Agency hereby finds that the project authorized as conditioned herein:

- a. will meet all of the pertinent requirements and conditions of the approved local land use program of the Town of Chester;
- b. will not have an undue adverse impact upon the natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources of the Park or upon the ability of the public to provide supporting facilities and services made necessary by the project;
- c. will secure the natural benefits of wetlands associated with the project, consistent with the general welfare and beneficial economic, social, and agricultural development of the state; and
- d. will result in the minimum possible degradation or destruction of any part of the wetland or its associated values, is the only alternative which reasonably can accomplish the applicant's objectives, and will, weighing the benefits of the activity against its cost and the wetland values lost, provide a net social and/or economic gain to the community.

PERMIT issued this 12th day
of November, 2025.

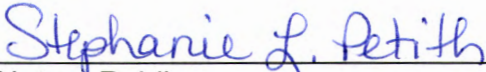
ADIRONDACK PARK AGENCY

BY: 
John M. Burth
Deputy Director, Regulatory Programs

STATE OF NEW YORK
COUNTY OF ESSEX

On the 12th day of November in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared John M. Burth, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

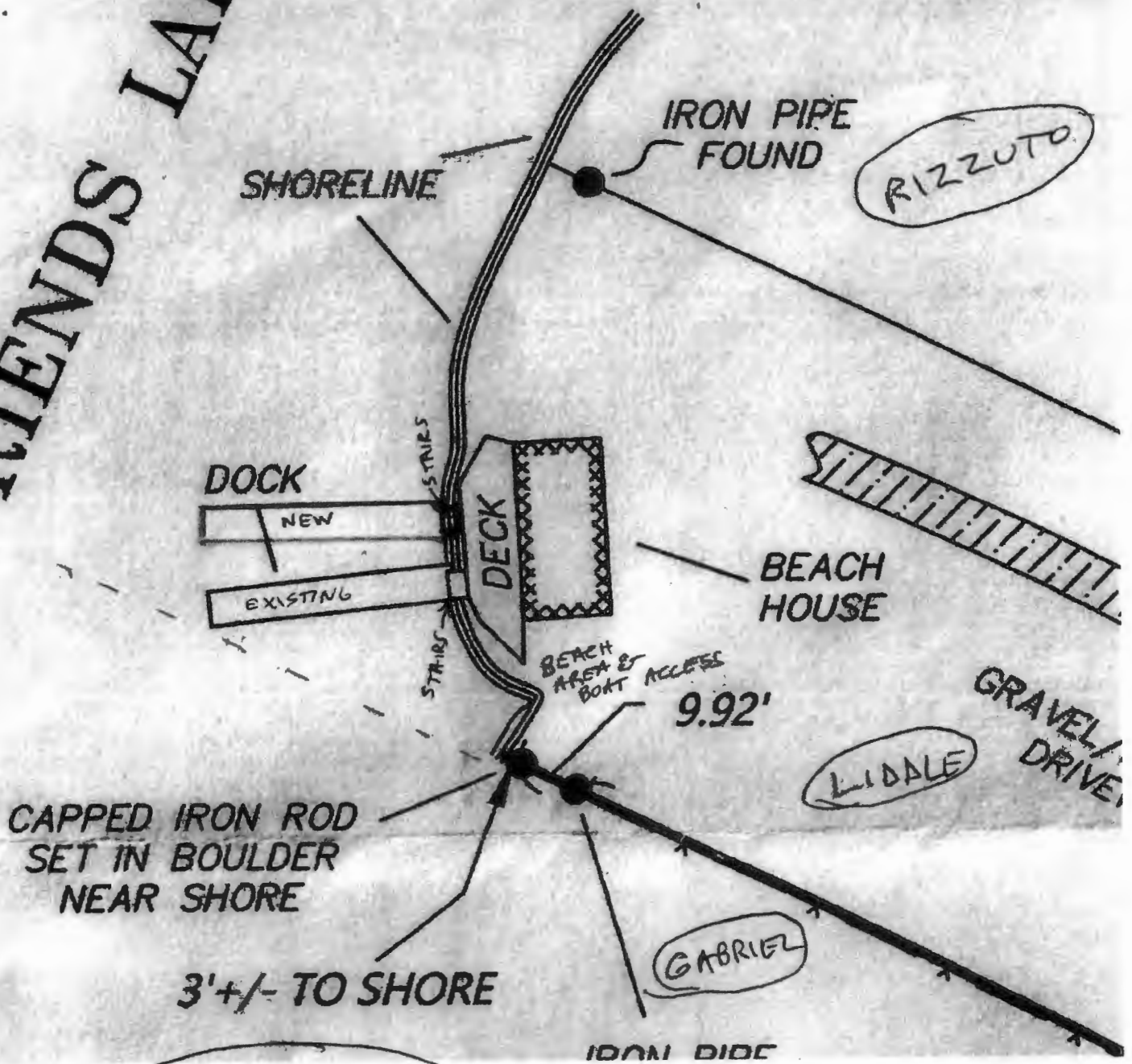
STEPHANIE PETITH
Notary Public, State of New York
Reg. No. 01PE6279890
Qualified in Essex County
Commission Expires April 15, 2029


Notary Public

841 ATATEKA DRIVE - LIDALE FAMILY
 TAX MAP # 120.7-1-4 SHORELINE 97'
 DOCK EXTENDS 40' INTO LAKE
 DOCK WIDTH 6'
 STAIRS 3' WIDE
 2' HIGH

SETBACK FROM RIZZUTO (R) 52'
 SETBACK FROM GABRIEL (L) 39'

MIENDS LAKE



PLOT PLAN

NEW YORK STATE OF OPPORTUNITY
 Adirondack Park Agency
 FINAL
 P2025-0206

NEW YORK STATE OF OPPORTUNITY
 Adirondack Park Agency
 RECEIVED
 Date: September 2, 2025

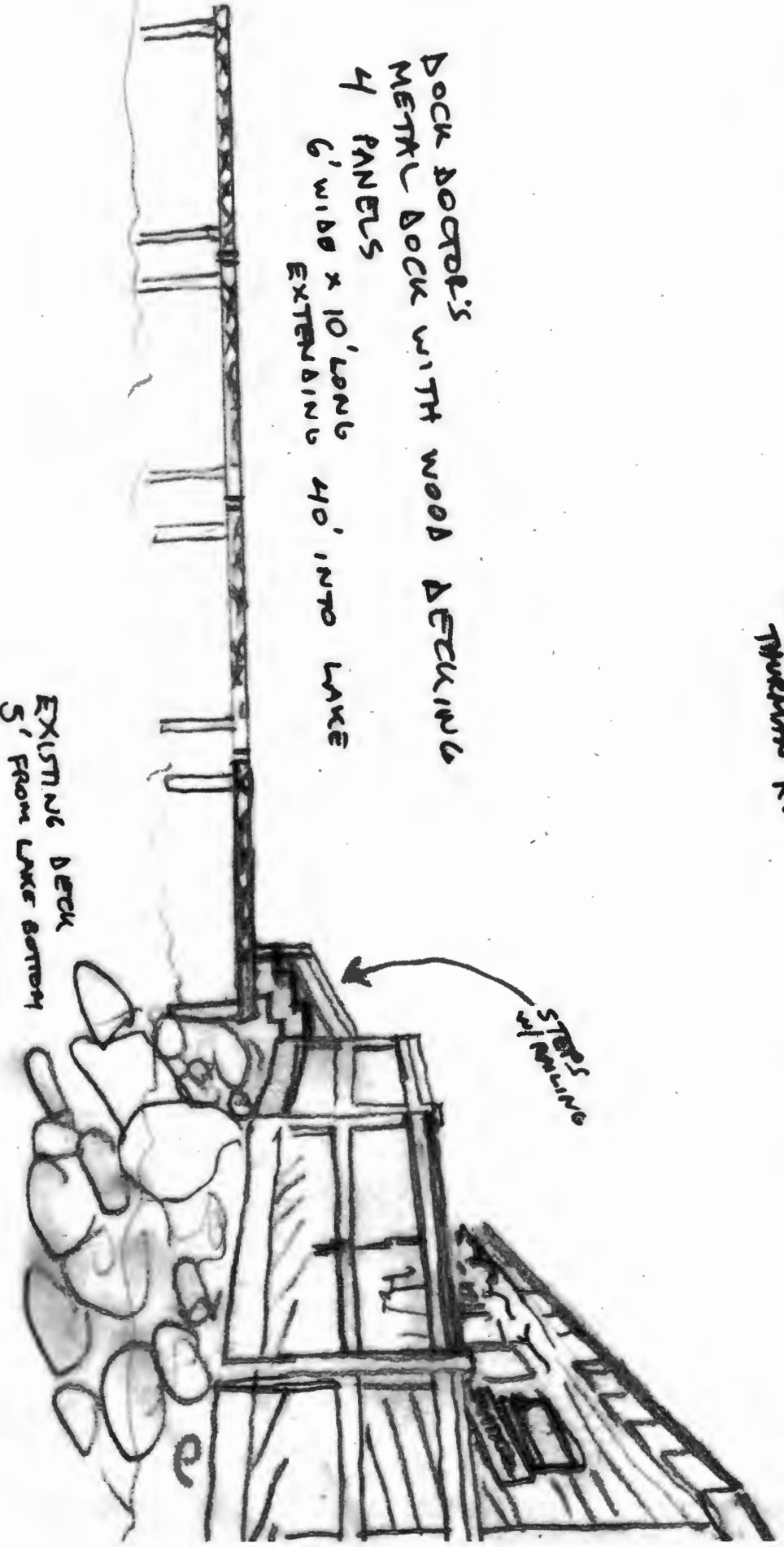
BUILDING PLAN - 841 ATTARNA

DOCK PLAN
SIDE VIEW

* MATERIALS LISTED
ON ESTIMATE FROM
TYNEMUND RUSTICS

DOCK DOCKETS
METAL DOCK WITH WOOD DECKING
4 PANELS
6' WIDE X 10' LONG
EXTENDING 40' INTO LAKE

STEPS
DOWN



EXISTING DECK
5' FROM LAKE BOTTOM

FIRST PANEL OF DOCK
3' HEIGHT AT SHORE

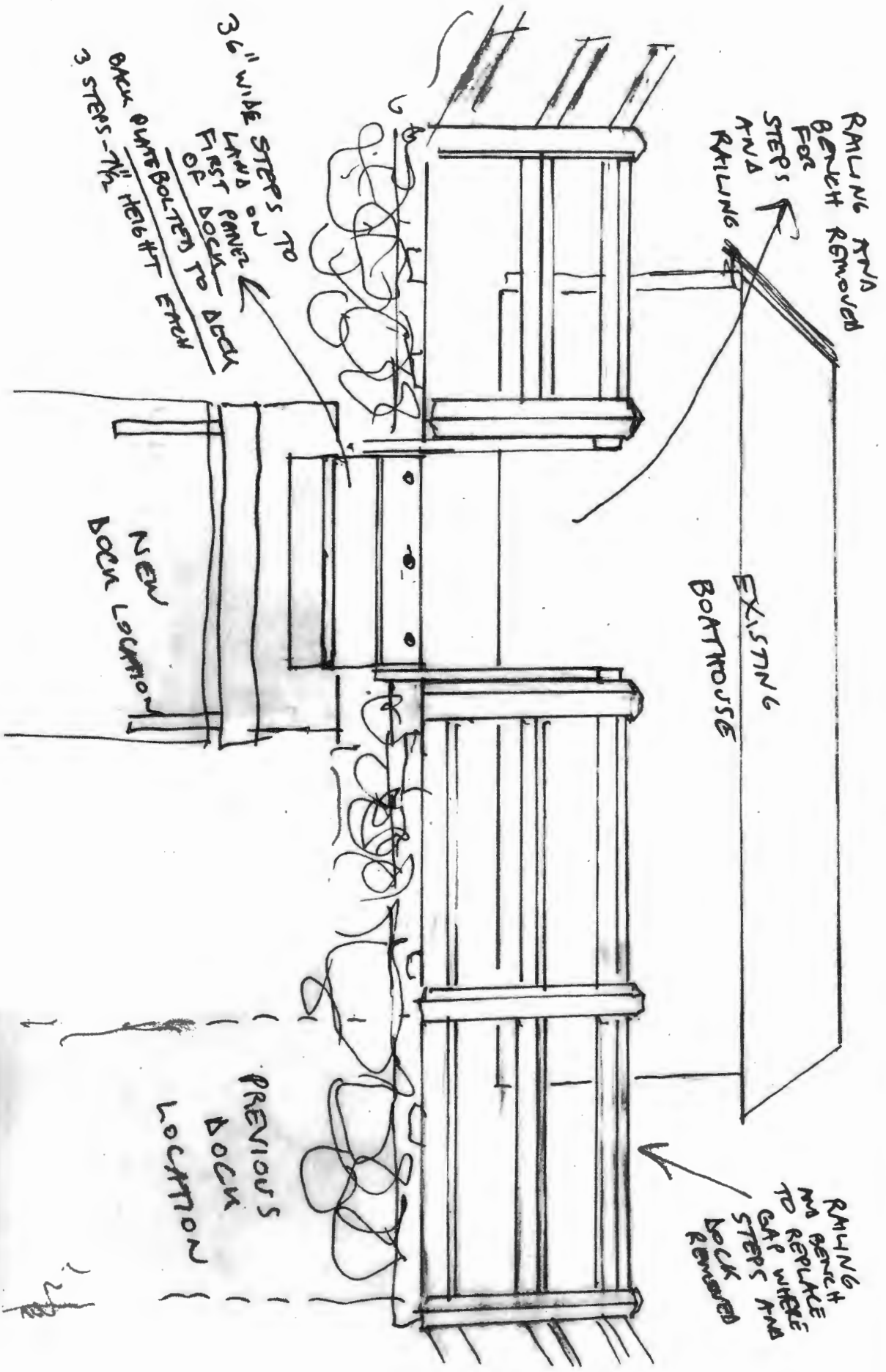
STEPS 3' WIDE
7 1/2" TALL (TOTAL HEIGHT 22 1/2")

NEW YORK
STATE
OFFICE OF
ADIRONDACK
PARK AGENCY
FINAL
P2025-0206

NEW YORK
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BUILDING PLAN - 841 ATTENA
DOCK PLAN
FRONT VIEW

* MATERIALS LISTED
ON ESTIMATE FROM
THURMAN KUSTICS



RAILING AND
BENCH REMOVED
FOR
STEPS
AND
RAILING

EXISTING
BOATHOUSE

RAILING
AND
BENCH
TO
REPLACE
GAP WHERE
STEPS
AND
BENCH
REMOVED

36" WIDE STEPS ON
LAND PANE
FIRST DOCK TO DOCK
OF DOCK
BACK QUARTERS BOLTED TO END
3 STEPS - 1/2" HEIGHT EACH

NEW
DOCK LOCATION

PREVIOUS
DOCK
LOCATION

NEW YORK STATE OF DEPARTMENT	Adirondack Park Agency
FINAL	
P2025-0206	

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